PT OR 1823/1405
PT OF NE1/4 OF NW1/4
ESMT IN OR 413/736

KNOTT ROBERT M & MARY R
44204 KNOTT LANDING RD
CALLAHAN, FL 32011

2025

31-2N-25-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5501	TIMBER 2-2 SI 80-89	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BELLAMY LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	05/15/2025 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	186,680
TOTAL MARKET VALUE	4,286
SOH/AGL Deduction	0
ASSESSED VALUE	4,286
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,286
TOTAL JUST VALUE	186,680
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	98,900

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1823/1405	10/12/2012	WD	U	I	40	75,000
GRANTOR: FACHKO PATRICIA TRUST						
GRANTEE: KNOTT ROBERT M & MA						
1182/1053	10/22/2003	PR	Q	I	01	100
GRANTOR: FACHKO PATRICIA P/R						
GRANTEE: FACHKO PATRICIA TRU						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005501	A	TIMBER 2 P S	0		OR	0.00	0.00	6.66	AC		1.00	1.00	1.00	515.00	515.00	3,430							
2	005901	A	HARDWOOD SI	0		OR	0.00	0.00	1.58	AC		1.00	1.00	1.00	225.00	225.00	356							
3	005010	A	SERVICE ACRE	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	500.00	500.00	500							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	9.24	AC		1.00	1.00	1.00	19,500.00	19,500.00	180,180							

REVIEW DATE 05/09/2025 BY MLU Total Acres: 9.24 Total Land Value: 4,286 Market: 186,680 Agricultural: 4,286 Common: 0 PRINTED 07/30/2025 BY SYS